

CITY OF BEAVERTON

# PLANNING COMMISSION

**FINAL AGENDA**

**BEAVERTON CITY HALL  
COUNCIL CHAMBERS  
4755 SW GRIFFITH DRIVE  
BEAVERTON, OR 97005**

**JANUARY 8, 2003**

6:00 P.M.

CALL TO ORDER

ROLL CALL

VISITORS

STAFF COMMUNICATION

1. **SCENIC TREE WORK SESSION**

The Scenic Tree Project Work Session is to review how jurisdictions in the area approach tree protection and to begin developing a list of regulatory and educational options for tree protection. The next step in the Goal 5 process for this project is to conduct the Environmental, Social, Economic, and Energy consequences of allowing, limiting or prohibiting conflicting uses in the resource. This work session will help staff and the Planning Commission identify the limit category for this analysis. This meeting is not to determine the final program nor is it to adopt any regulations.

OLD BUSINESS

CONTINUANCE

1. **TA 2002-0006 - PRECISION HOLDINGS, LLP CHAPTER 20 TEXT AMENDMENTS**

*(Continued from December 11, 2002)*

Text amendment application request by Precision Holdings, LLP, 14145 SW Tualatin Valley Highway, Beaverton, OR 97075 for the following proposed amendments to the Beaverton Development Code: 1) amend Section 20.20.20.2.B (Conditional Uses - Station Community-High Density Residential) of the Beaverton Development Code to add a new Conditional Use – 12. Storage yard for fully operable vehicles for sale, lease or rent, within one-quarter mile of a Corridor; and 2) amend Section 20.20.20.2.C (Prohibited Uses – Station Community-High Density Residential) of the Beaverton Development Code to modify Section 20.20.20.2.C.23 to read Storage yards, except as allowed under Section 20.20.20.2.B.12.

NEW BUSINESS

PUBLIC HEARINGS

1. **CPA2002-0015/ZMA2002-0026 - 8888 SW CANYON ROAD LAND USE MAP AMENDMENT  
AND ZONING MAP AMENDMENT**

This proposal is to amend the Land Use Map in the Comprehensive Plan and Zoning Map to designate four lots being annexed into the City, by a separate process, Corridor (COR) on the Land Use Map and to designate two of the lots (8888 SW Canyon Road and 8891 SW Cashmur Lane) General Commercial (GC) and the remaining two lots (8881 and 8885 SW Cashmur Lane) Office Commercial (OC) on the Zoning Map in place of the current Washington County designation of General Commercial (GC) and Office Commercial (OC) respectively. These are Beaverton's most similar land use and zoning designations to those that Washington County has placed on these properties. These lots are identified on tax map 1S111DA as lots 07800, 07900, 08800 and 08202.

**2. CU2002-0033 - KRISPY KREME 24-HOUR OPERATION**

The proposed development located at 16415 NW Cornell Road has submitted a Conditional Use Permit to operate 24-hours. This application is in conjunction with a submitted Design Review 3 application to construct a fast food restaurant.

APPROVAL OF MINUTES FOR NOVEMBER 13, 2002

APPROVAL OF ORDERS

MISCELLANEOUS BUSINESS

DIRECTOR'S REPORT

Agenda items will not necessarily be heard in the order presented above.

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